

071.0

0001

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,478,000 / 1,478,000

USE VALUE: 1,478,000 / 1,478,000

ASSESSED: 1,478,000 / 1,478,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #: _____

Owner 1:	BAUER KONRAD WALTER
Owner 2:	
Owner 3:	

Street 1: 34 BEVERLY RD

Street 2: _____

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____ Own Occ: Y

Postal: 02474 Type: _____

PREVIOUS OWNER

Owner 1: 24 EPPING ST LLC -

Owner 2: -

Street 1: 41 KATIE WAY

Twn/City: TEWKSBURY

St/Prov: MA Cntry: _____

Postal: 01876

NARRATIVE DESCRIPTION

This parcel contains 7,197 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2019, having primarily Clapboard Exterior and 4550 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7197		Sq. Ft.	Site		0	70.	0.88	4									445,139						445,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7197.000	1,032,900		445,100	1,478,000		45034
							GIS Ref
							GIS Ref
							Insp Date
							02/20/19

PREVIOUS ASSESSMENT										Parcel ID	Parcel ID 071.0-0001-0009.0			USER DEFINED		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date						
2020	101	FV	846,600	0	7,197.	445,100	1,291,700	1,291,700	Year End Roll	12/18/2019						
2019	101	FV			0	7,197.	445,100	445,100	Year End Roll	1/3/2019						
2018	101	FV	214,600	0	7,197.	381,500	596,100	596,100	Year End Roll	12/20/2017						
2017	101	FV	214,600	0	7,197.	356,100	570,700	570,700	Year End Roll	1/3/2017						
2016	101	FV	214,600	0	7,197.	305,200	519,800	519,800	Year End	1/4/2016						
2015	101	FV	213,700	0	7,197.	273,400	487,100	487,100	Year End Roll	12/11/2014						
2014	101	FV	213,700	0	7,197.	253,100	466,800	466,800	Year End Roll	12/16/2013						
2013	101	FV	213,700	0	7,197.	241,300	455,000	455,000		12/13/2012						

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
24 EPPING ST LL	1542-66	1	3/29/2019		1,699,000	No	No		
O BRIEN PATRICI	1526-93		5/15/2018	Change>Sale	735,000	No	No		
ROPER WILLIAM A	1363-150		12/30/2008	Family		1	No	No	CAROL A ROPER D.O.D.7/14/2017 BK 01363 PG 150
CORCORAN FLOREN	1179-31		10/24/1997		215,400	No	No	Y	

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
6/28/2018	893	Addition	380,000	O				2nd fl addition	6/12/2019	SQ Returned	JO	Jenny O			
5/17/2018	647	Inter Fi	10,000	C					2/20/2019	Meas/Inspect	DGM	D Mann			
6/4/1998	367	Porch	10,000					12X16 SCREENED POR	9/29/2018	MEAS&NOTICE	PH	Patrick H			
2/25/1998	94	Add Bath	2,500					ADD FULL BATH TO B	2/18/2009	Meas/Inspect	189	PATRIOT			
									10/8/1999	Meas/Inspect	267	PATRIOT			
									6/15/1999		PM	Peter M			

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

INTERIOR INFORMATION

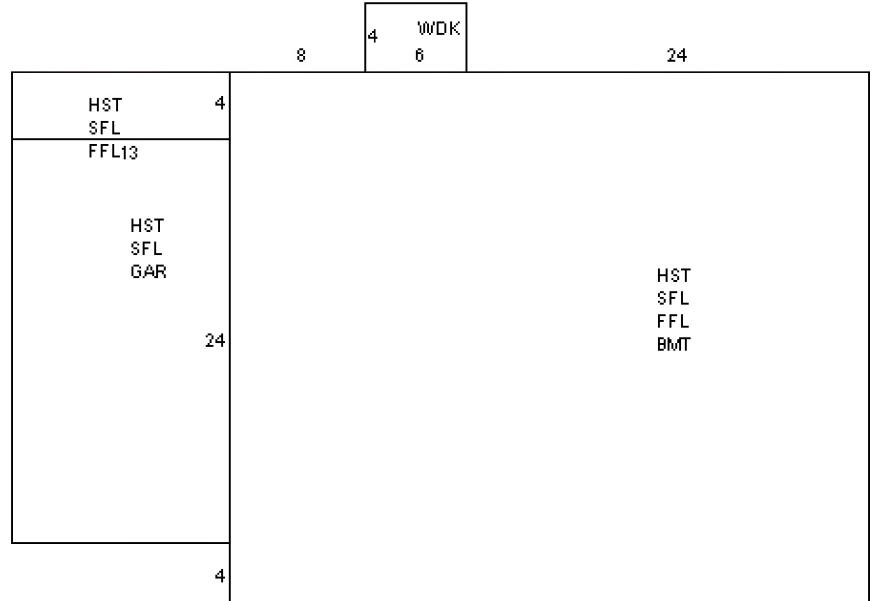
INTERIOR INFORMATION		Phys Cond:	AV - Average
Avg Ht/FL:	STD	Functional:	
Prim Int Wall:	2 - Plaster	Economic:	
Sec Int Wall:		Special:	
Partition:	T - Typical	Override:	
Prim Floors:	3 - Hardwood		Total:
Sec Floors:			
Bsmnt Flr:	12 - Concrete	CALC SUMMARY	
Subfloor:		Basic \$ / SQ:	125.00
Bsmnt Gar:		Size Adj.:	0.93862009
Electric:	3 - Typical	Const Adj.:	1.04989493
Insulation:	3 - Typical	Adj \$ / SQ:	123.182
Int vs Ext:	S	Other Features:	106595
Heat Fuel:	2 - Gas	Grade Factor:	1.61
Heat Type:	15 - H.V.A.C	NBHD Inf:	1.00000000
# Heat Sys:	1	NBHD Mod:	
% Heated:	100	LUC Factor:	1.00
Solar HW:	NO	Adj Total:	1043361
% Com Wall		Depreciation:	10434
		Depreciated Total:	1032927

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

SKETCH



SUB AREA

SUB AREA		SUB AREA DETAIL									
Code	Description	Area - SQ	Rate - AV	Undepr	Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,580	123.180		194,627						
FFL	First Floor	1,268	123.180		156,194	BMT	100	GFB		75 G	
BMT	Basement	1,216	70.210		85,380						
HST	Half Story	790	123.180		97,313						
GAR	Garage	312	24.160		7,538						
WDK	Deck	24	16.800		403						
Net Sketched Area:		5,190	Total:		541,455						
Size Ad	3638	Gross Are	5980	FinArea	4550						

SUB AREA DETAIL



AssessPro Patriot Properties, Inc